

3. The Plaintiffs have been in actual peaceable possession and/or in constructive and peaceable possession of the subject property since the date the aforementioned deed from Elvae M. Springer to the Plaintiffs was executed, delivered to them and recorded among the land records of Frederick County, namely August 28, 1961. Said period of possession is in excess of twenty (20) years, and for a period of greater than twenty (20) years the Plaintiffs have been in actual peaceable, open, hostile, exclusive and adverse possession of the subject property.

4. A survey of the subject property, which survey is drawn pursuant to a description of the property determined by T & T Surveying, Inc., is attached hereto as Exhibit A and incorporated herein by reference. A copy of said description, bearing the Stamp of Registered Surveyor Walter Thomas Tydings, is attached hereto as Exhibit B and incorporated herein by reference.

5. The named Defendants are all of the owners of property directly adjacent to the subject property. The determination of said adjoining property owners was made by the said Walter Thomas Tydings. A copy of Mr. Tydings' findings is set forth in Exhibit C, attached hereto and incorporated herein by reference.

The relief prayed in the Complaint is substantially as follows:

A. That the Court declare that the Plaintiffs have good and marketable fee simple title to the property described in paragraph 1 of the Complaint, and further set forth in Exhibits A and B.